



THE
A-TEAM

**RE/MAX
FIRST**

117 BOW RIDGE Drive #11, Cochrane T4C 2G9

MLS® #: **A2179495** Area: **Bow Ridge** Listing Date: **11/15/24** List Price: **\$445,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **2,012 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,307**
 Low Sqft:
 Ttl Sqft: **1,307**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,See Remarks**
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,See Remarks,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 8`2"
Living Room	Main	13`3" x 12`6"
Bedroom	Second	10`2" x 10`1"
Laundry	Main	7`7" x 5`4"
Game Room	Lower	21`4" x 12`6"
2pc Bathroom	Main	5`6" x 4`11"
4pc Ensuite bath	Second	7`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`4" x 7`5"
Bedroom - Primary	Second	14`1" x 10`11"
Bedroom	Second	9`9" x 8`5"
Furnace/Utility Room	Lower	9`2" x 8`2"
Flex Space	Lower	11`11" x 11`4"
4pc Bathroom	Second	7`11" x 4`11"
Balcony	Main	9`11" x 9`8"

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **0113522**

Remarks

Pub Rmks: **Welcome to this beautiful two storey, 3 bedroom, 2.5 bath townhome in the peaceful community of Bow Ridge. From the inviting front entrance, you come into a spacious foyer. This leads into the open living room with a corner gas fireplace, to warm you on those chilly nights. Plenty of room to visit with everyone! You will love the kitchen with lots of cupboards and great work space, with a bright eating area. Patio doors from the eating area lead you to your beautiful balcony. Step out onto this private, sunny deck to enjoy your morning coffee or a cool drink in the afternoon, and take in the breathtaking views of Cochrane and the foothills. You will be in awe! The laundry and a powder room are conveniently located on this main level as well! You will note the new flooring throughout this level and on the stairs. This is Allure ISO luxury vinyl and was done in 2016. Upstairs you will find 3 very generous sized bedrooms. The primary bedroom has a big walk-in closet and a 4 piece ensuite bathroom. A linen closet and the main bathroom complete this level. Head downstairs to your fully developed basement, which walks-out to a very large cedar deck. Lots of greenspace right out your door with more amazing views! The furnace and hot water tank were replaced in 2017. The double attached garage is fully insulated and drywalled, and provides additional storage. This is a great location, conveniently located with easy access into town, or to head out to the highway. Cochrane is a vibrant town and offers tons of fantastic restaurants and shopping, as well as every amenity and service you could want! Don't let this one get away! Call for your showing today!**

Inclusions: **Shelf in powder room bathroom included, bookshelves in basement negotiable**
Property Listed By: **MaxWell Canyon Creek**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









